

172.0

0006

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

685,500 / 685,500

USE VALUE:

685,500 / 685,500

ASSESSED:

685,500 / 685,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
101		WOLLASTON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TURNER NICKOLA KAREN	
Owner 2:	
Owner 3:	

Street 1: 101 WOLLASTON AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: FRIED STUART ALLEN -	
Owner 2: TURNER NICKOLA KAREN -	
Street 1: 101 WOLLASTON AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains 7,284 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Wood Shingle Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod

101	One Family	7284	Sq. Ft.	Site	0	70.	0.88	6														

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7284.000	236,200	2,300	447,000	685,500	

Total Card	0.167	236,200	2,300	447,000	685,500	Entered Lot Size
Total Parcel	0.167	236,200	2,300	447,000	685,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	435.40	/Parcel: 435.4	Land Unit Type:

Parcel ID	172.0-0006-0019.0
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08/25/18

!13350!

PRINT

Date

Time

12/11/20

13:19:31

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

13350

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type: 5	- Cape	Full Bath: 1	Rating: Good	OF=BMT SINK.			
Sty Ht: 1T	- 1 & 3/4 Sty	A Bath:	Rating:				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:				
Foundation: 1 - Concrete		A 3QBth:	Rating:				
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average				
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:				
Sec Wall:	%	OthrFix: 1	Rating: Average				
Roof Struct: 1 - Gable		OTHER FEATURES					
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good				
Color: YELLOW		A Kits:	Rating:				
View / Desir:		Fppl: 1	Rating: Average				
WSFlue: 1		WSFlue:	Rating:				
GENERAL INFORMATION							
Grade: C - Average		CONDOS INFORMATION					
Year Blt: 1964		Eff Yr Blt:					
Alt LUC:		Alt %:					
Jurisdict: G12		Fact: .					
Const Mod:							
Lump Sum Adj:							
DEPRECIATION							
RESIDENTIAL GRID							
1st Res Grid		Desc: Line 1		# Units: 1			
Level	FY	LR	DR	D	K	FR	RR
Other							
Upper							
Lvl 2							
Lvl 1							
Lower							
Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1			
REMODELING							
RES BREAKDOWN							
Exterior:	No Unit	RMS	BRS	FL			
Interior:	1	6	3	M			
Additonal:							



AssessPro Patriot Properties, Inc

IMAGE

MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
SPEC FEATURES/YARD ITEMS **PARCEL ID** 172.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X12	A	AV	2018	16.00	T	5	101			1,500			1,500
19	Patio	D	Y	1	10X20	A	AV	2010	4.13	T	7.2	101			800			800

More: N

Total Yard Items: 2,300

Total Special Features:

Total: 2,

2,